



Connells

Kidner Close
Luton



Property Description

This three bedroom link-detached family home with space for all the family located at the end of a cul de sac in Bushmead, LU2 close to popular schools and local amenities.

The spacious living accommodation accommodates for all the family with a flowing feeling; from newly fitted Wren kitchen and utility, to open plan dining room, separate lounge and garage conversion creating an welcoming ambience for hosting evening with family and friends.

The property also benefits from a separate utility area, downstairs WC, en suite to master bedroom and conservatory.

For those interested in gardening or love the outdoors, the garden is south-east facing allowing natural light and warmth to flow through your home.

To the front there is a driveway for multiple cars as well as a lawn area with shrubs which you could pave for further parking.

Local schools include Bushmead Primary School & Cardinal Newman Catholic School as well as Luton Sixth Form Collage and Barnfield Collage.

Luton mainline railway station & Leagrave railway station are a short drive from the dwelling.

Call today to book your viewing!

Entrance Hall

Double glazed frosted door to front aspect. Double glazed window to side aspect. Stairs leading to first floor. Under stairs storage cupboard.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

16' 1" x 10' 6" (4.90m x 3.20m)
Double glazed bay window to front aspect. Fire place. Radiator.

Dining Room

11' 3" x 10' 1" (3.43m x 3.07m)
Double glazed window and door to rear aspect. Radiator.

Kitchen

11' 8" x 7' 2" (3.56m x 2.18m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiled. Integrated double oven with gas hob. Extractor fan. Breakfast bar.

Utility Room

7' 9" x 5' 4" (2.36m x 1.63m)
Frosted door to side aspect. Part tiled. Stainless steel sink unit. Integrated fridge/freezer. Plumbing for a washing machine.

Conservatory

9' 7" x 9' 5" (2.92m x 2.87m)
Double glazed windows to side and rear aspects. Double glazed patio doors to rear aspects.

Office/Bedroom Four

14' 8" x 8' 8" (4.47m x 2.64m)

Double glazed window to front aspect.
Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access. Combi boiler.

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

Bedroom Two

12' 3" x 11' (3.73m x 3.35m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

7' 7" x 6' 8" (2.31m x 2.03m)

Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Radiator.

Front Garden

Driveway. Shrubs and trees. Lawn area.

Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Gate to front aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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